



Project Status: Southeast Quadrant Land Use Amendments and Agricultural Mitigation and Preservation



Public Workshop Presentation
City of Morgan Hill
February 18, 2010



SEQ Presentation Overview



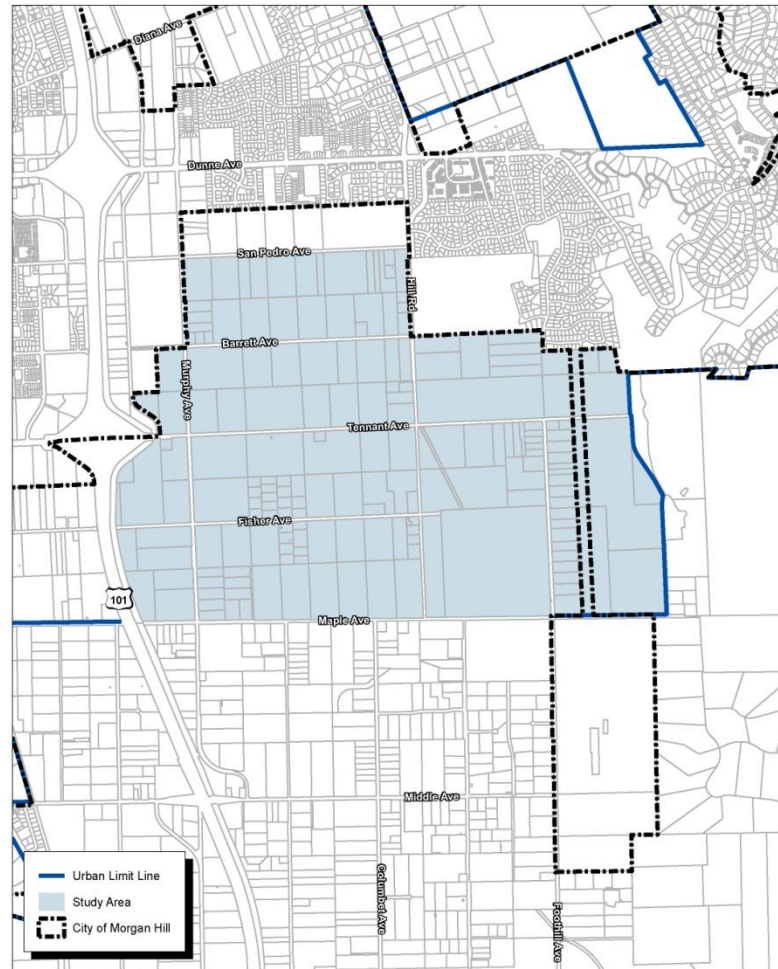
- A. Project Purpose
- B. Land Use Programs 1 and 2
- C. Sports Recreation Leisure Zone and Sub-districts
- D. Private Applications and City Projects
- E. Agricultural Preservation
- F. Opportunities and Constraints Analysis
- G. Next Steps



A. Project Purpose

- Preserve viable agricultural lands
- Allow private uses that provide transition between freeway oriented and agricultural land uses
- Preserve open space and rural character
- Strengthen City's identity as active, healthy family friendly place
- Guide future development through establishment of an Urban Limit Line, Urban Growth Boundary, and Urban Services Area
- Create land use designations for Sports, Recreation, Leisure and Agricultural Preservation

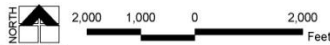
SEQ Area Boundaries



Source: City of Morgan Hill (2010).



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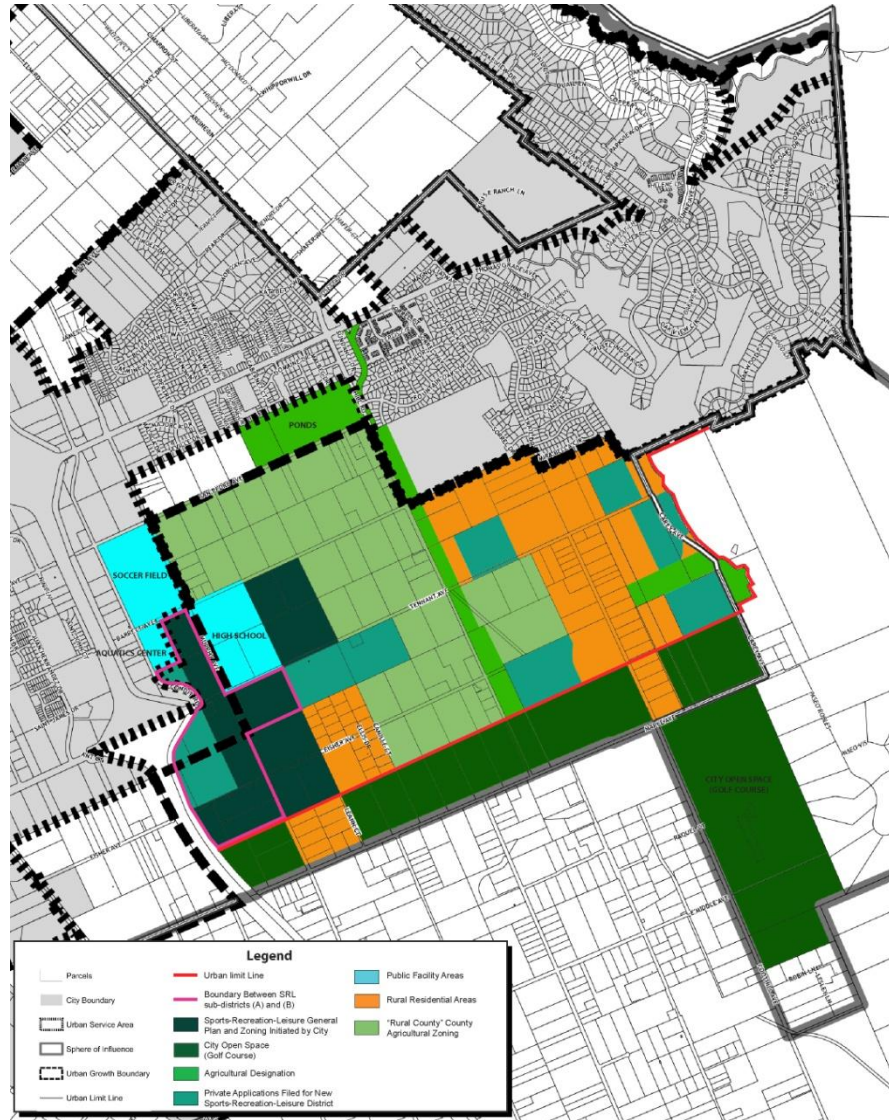


Southeast Quadrant
(SEQ) Study Area

CITY OF MORGAN HILL • SOUTHEAST QUADRANT
ENVIRONMENTAL IMPACT REPORT



Land Use Program 2





Differences between Land Use Programs 1 and 2

Program 1

- Long-term agricultural preservation and use is viable
- Designates 400 acres as City Agricultural
- Designates 90 acres as Sports Recreation Leisure

Program 2

- Long-term agricultural preservation and use is NOT viable
- Designates 200 acres as City Agricultural
- Designates 170 acres as Sports Recreation Leisure



C. Proposed SRL Zone – Subdistricts "A" and "B"

Sub-district A

Conditional uses may include:

- Adventure sports/facilities
- Arts and Crafts
- Batting cages
- Equestrian center
- Farmers markets
- Indoor/Outdoor sports centers

Sub-district B

Conditional uses may include:

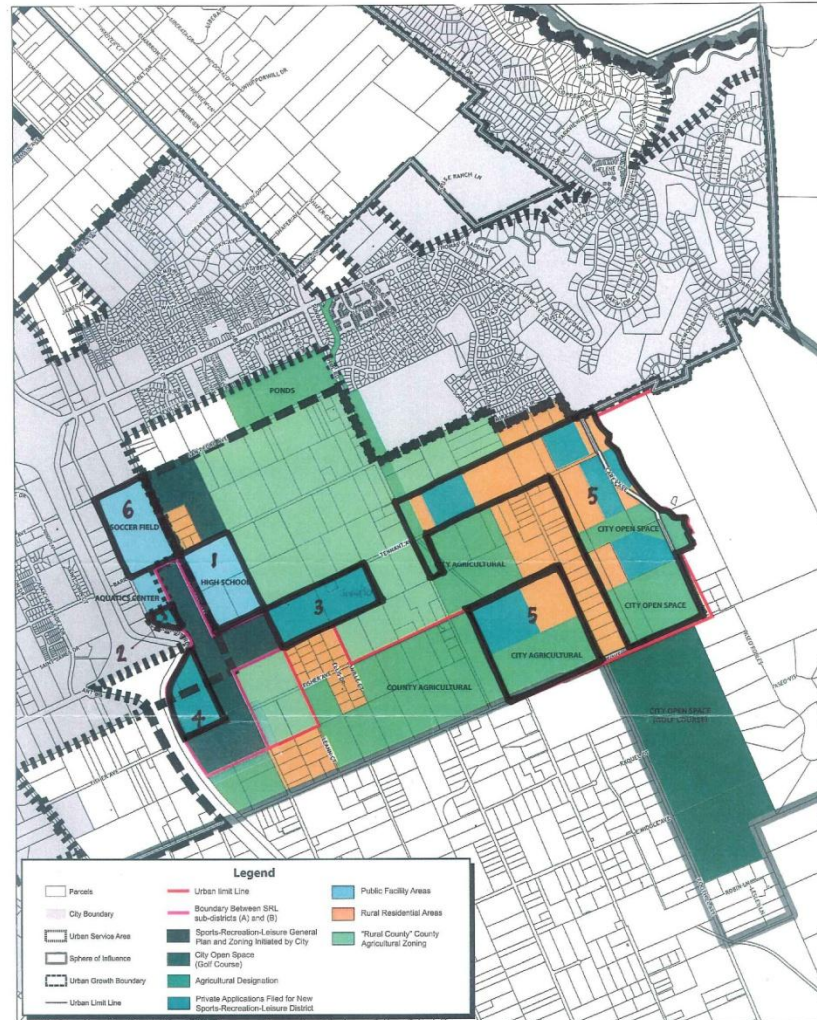
- Gas stations
- Grandstands and stadiums
- Motels/Hotels
- Restaurants



D. Applications Filed to Date

- Five private applications
- Two City-initiated applications

Locations for SEQ Defined Projects



Source: City of Morgan Hill Community Development Department, MBA GIS, 2009.



Michael Brandman Associates

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Land Use Program 1

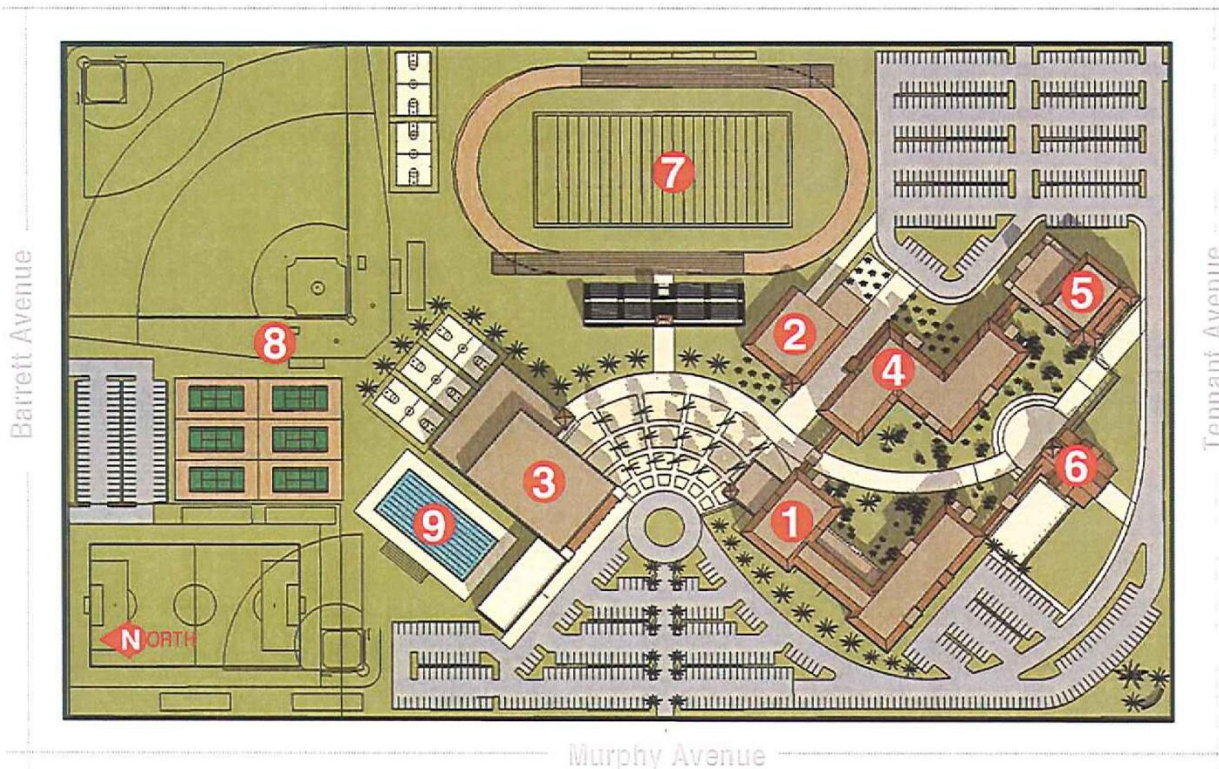
CITY OF MORGAN HILL SOUTHEAST QUADRANT GENERAL PLAN AMENDMENTS
ENVIRONMENTAL IMPACT REPORT



Project 1: Catholic High School

- 40 acres north of Tennant and east of Murphy
- Enrollment up to 1600 students

SITE PLAN

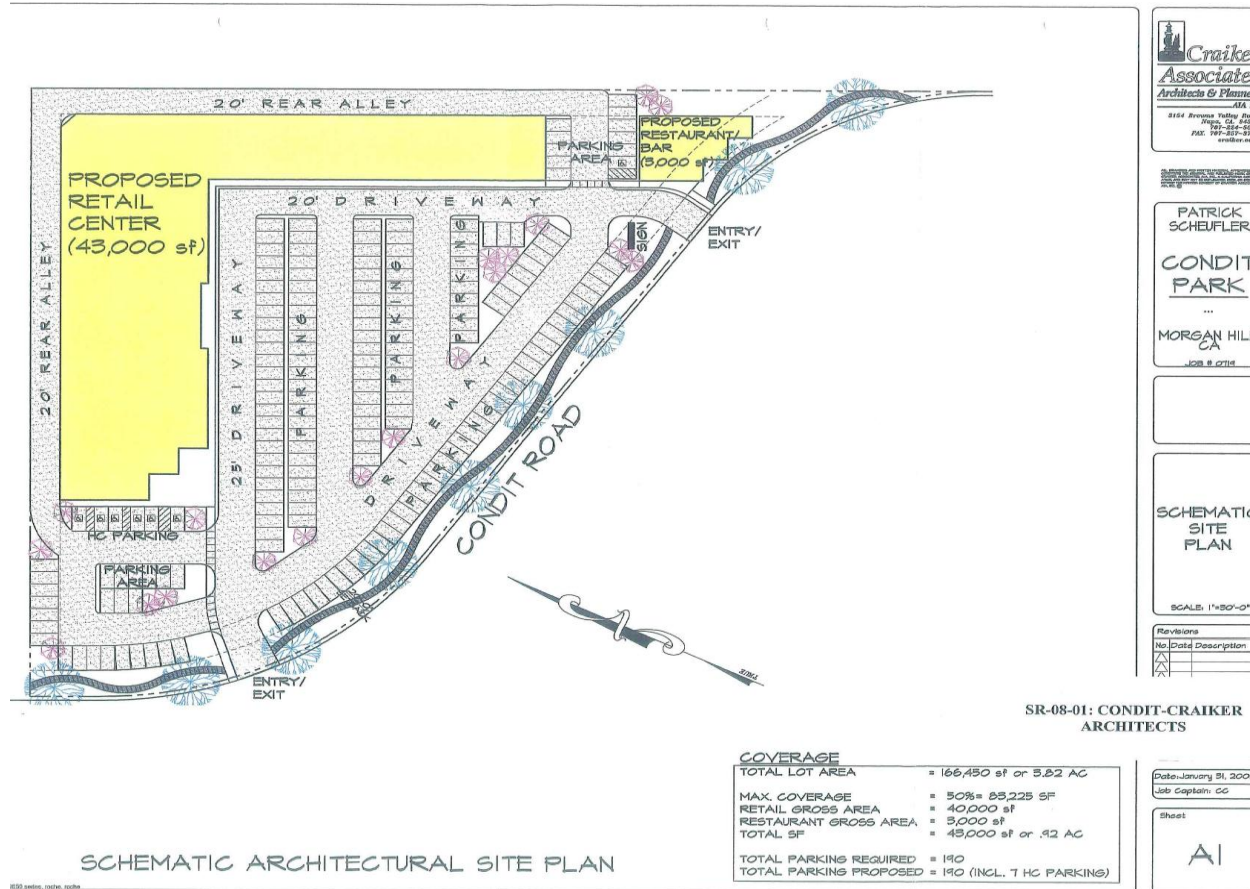


LEGEND

1. Classrooms & Administration
2. Multi-purpose Building
3. Gymnasium
4. Classrooms & Library
5. Theater & Music
6. Chapel
7. Track & Field
8. Sports Fields & Courts
9. Swimming Pool

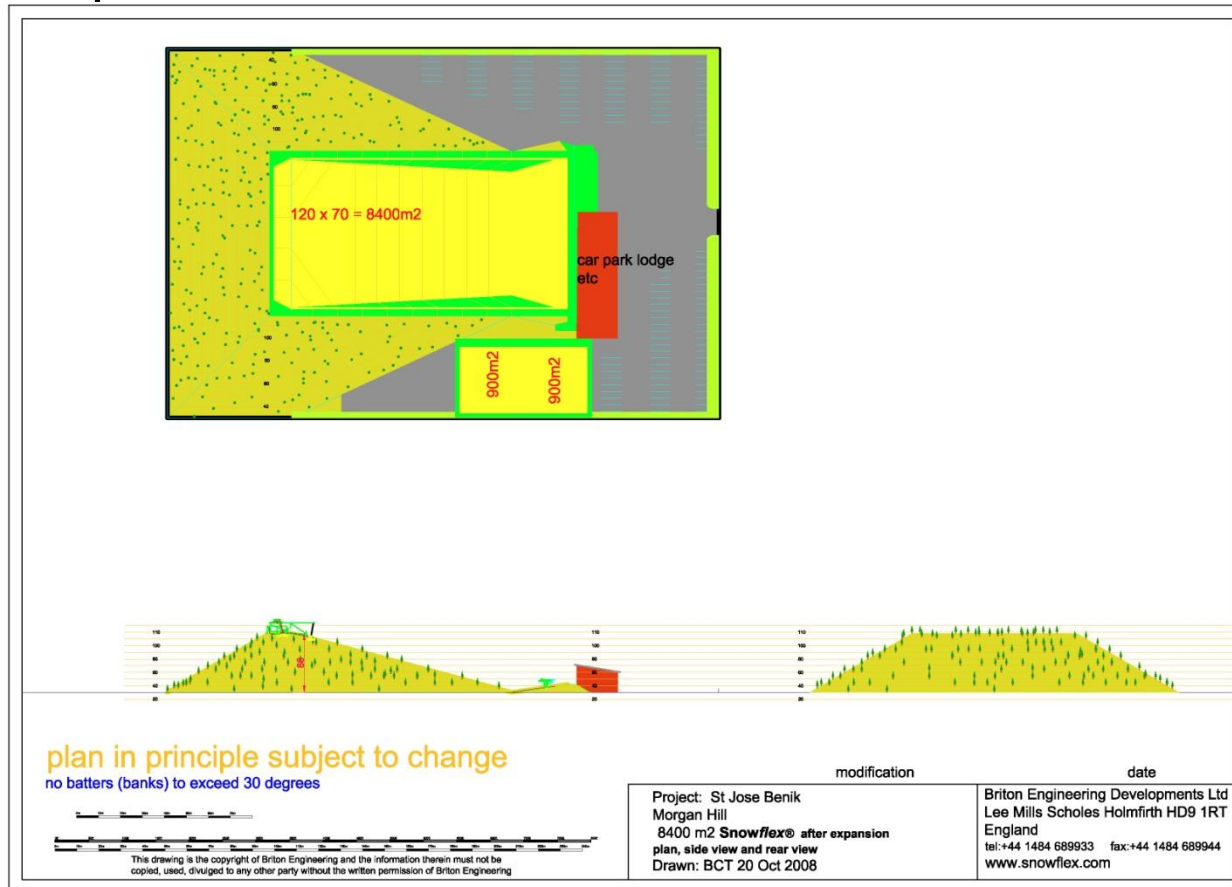
Project 2: Sports Retail Restaurant

- 3.8 acres just south of Aquatics Center, at the northeast corner of Condit Road and Tennant Avenue
- Approximately 40,000 square feet sports retail and 3,000 square feet restaurant



Project 3: Sno-flex Ski and Snowboard/ Puliaficos Recreation

- Sno-flex: 10 acres south of Tennant Avenue; 100-150-foot high ski slope
- Puliaficos: 30 acres south of Tennant Avenue; possible sports field





Project 4: Jacoby GPA Application

- 24.8 acres south of Tennant Avenue, and east of Highway 101
- Approximately half the site proposed for commercial recreation-retail; remaining half proposed for open fields for outdoor recreation
- No plans developed at this time

Project 5: Chiala Planned Development

- 305 acres at easternmost portion of SEQ
- Possible sports, open space, residential and agricultural reserve





City Initiated Projects

1. Outdoor Sports Center

- Soccer fields
- Possible addition for four soccer fields

2. General Plan and Zoning Designations

- Sports Recreation Leisure (including subdistricts and community ballfields)
- Agricultural Preserve areas



E. Agricultural Preservation

- Coordinate with agricultural consultants to identify agricultural preserve areas
- Use agricultural designations to conduct analysis of agricultural impacts in the Environmental Impact Report



F. Overview of Opportunities and Constraints Analysis

- An iterative process
- Opportunities=What is desirable?
 - identify opportunities from proposed private projects, City initiated projects, and public input
- Constraints=What is possible?
 - Do physical or infrastructure resources restrict what we want to do?
 - Do state, federal, or other local regulations restrict what we want to do?



G. Next Steps: Refining the Project Description

- Identify proposed and possible land uses
 - Analyze effects of these uses on traffic, infrastructure, and water
 - Eliminate land uses/intensities that create environmental issues
 - Revise land uses
 - Identify the mix of land uses that achieve project objectives and minimize environmental impacts
 - Use this mix of land uses /intensities to develop the Project Description and issue NOP